

MONTECITO HOMEOWNERS ASSOCIATION

MARCH 2024 NEWSLETTER

OURMONTECITO.COM



BOARD OF DIRECTORS

Brian Herwander
President
Grace McCullough
Secretary
Robert Bronstein
Treasurer

Scott Huss - Community Manager
Anthony Roberts - Community Assistant
FirstService Residential, LLC
8290 Arville Street,
Las Vegas NV 89139
702.737.8550

Board Meeting Dates:

Please see back of this newsletter for the latest Board Meeting Information. Agendas and meeting location will be available on the connect portal 5 days prior to the meeting. We encourage all homeowners to attend.

OTHER IMPORTANT NUMBERS & CONTACTS

Landscaping: If you see broken sprinklers, please contact FirstService Residential immediately.

Trash Pickup Questions/Issues:
Republic Services: Service on Saturdays
Ph: 702.735.5151 or
www.republcservices.com

SouthWest Gas:
877.860.6020
NV Energy: Report an Outage
702.402.2900



PARTICIPATION IS GROWING!!

We are pleased to see so many more homeowners attending the quarterly Montecito Board of Directors meetings! Your opinions, concerns, and suggestions are welcome. The volunteer members of the Board, who are homeowners, do their best to represent you so join us in continuing to help keep the integrity of our community and protect the value of our homes with your participation.

NATURAL GAS PRICES MORE THAN DOUBLED!

DID YOU KNOW THAT MORE THAN 40% OF YOUR DUES GOES TO PAY FOR YOUR GAS LAMP? YES THAT IS CORRECT!

The Association has had to raise dues and increase the budget exponentially over the last few years to keep up with the ever increasing gas cost for the lamps in our yards. Just this last year the budget to cover gas costs was raised by \$2,000 a month which will probably not cover the next increase. As you know, the lamps are on 24/7, which in itself is a waste of natural resources. Your Association is working to try and rectify this issue by researching alternatives to gas, such as low voltage LED lighting. These conversions are going on throughout communities in the Las Vegas valley. This will not be a quick and easy fix and will take the cooperation of all homeowners. Before we can move forward it will be necessary to change the present CC&Rs so that rather than the lamps being the responsibility of each homeowner, the HOA will assume responsibility and maintenance. You will be notified of this change by mail and requested to submit your approval soon.

WE LOVE MONTECITO!

Montecito is one of the best maintained and safest subdivisions in Southern Highlands. This is due to the efforts over the past 23 years of the homeowners, Board of Directors and Management. Keep Safe! Take steps to deter crime.

Lighten Up!! A well lit home and yard is a deterrent to criminals. Don't let newspapers or deliveries stack up in your front entry. This is a sign no one is home and it is an easy target. Get to know your neighbors and look out for one another. Be alert and observant of your surroundings and any suspicious persons or vehicles and report them.

Port of Entry!! Don't give out your gate code to anyone but family or friends. Let others use the keypad at the front entrance to reach you to buzz them in. In keeping with past practice in an effort to enhance security, the gate code will soon be changed. You will receive an email with the new code. For those homeowners who do not have email access, you can obtain the new code by reaching out to Customer Service at 702.737.8580 after March 25th.

DO YOU HAVE SPRING FEVER?



Spring has sprung! With the weather warming up and days getting longer it is easy to have Spring Fever and get excited about sprucing up your yard. The blossoms on the trees, and blooms on flowers are all a welcome sight. But don't neglect the other tasks at hand, like pulling the unwelcome weeds and trimming your trees and shrubs so that they do not encumber your neighbor's property or hang over the sidewalks and streets.

PLEASE ADHERE TO THE SOUTHERN NEVADA WATERING RESTRICTIONS FOR OUTDOOR IRRIGATION!

Reminder: If you are planning to modify your home, any front landscaping, design or paint your house, you must submit an application for ARC approval to Southern Highlands Master and then to Montecito HOA, along with approval letter from the Master. To not submit for approval before performing the modifications will result in fines. Please read the guidelines for the Master and Montecito to ensure your changes meet the community schemes.

MANAGEMENT TEAM CHANGES

We want to express our sincere thanks to First Service Residential Community Manager Supervisor, Dena Pollizatto and Regional Director Samantha Katzakian for all their efforts and time devoted to serving as the Management Team for Montecito, in partnership with the HOA. We wish them well in their new assignments with FSR.

Community Website: OURMONTECITO.COM

Community Email: montecito@fsrnevada.com

24/7 Customer Service: 702.737.8580

MONTECITO HOMEOWNERS ASSOCIATION

BOARD MEETING NOTICE

OPEN BOARD MEETING

APRIL 8TH 2024 6:00PM

LOCATION:

AREA 51

FIRSTSERVICE RESIDENTIAL

8290 ARVILLE STREET - LAS VEGAS NV 89139

We are notifying all homeowners as to when meetings of the Executive Board of Directors will be held as per NRS 116.31083.2, "not less than 10 days before the date of a meeting of the Executive Board." Agendas for the Board Meetings will be posted online and available at the management office. Any changes to the meeting dates will be updated online on the Association's Website. You may also obtain a copy of the agenda by contacting Customer Care at (702) 737-8580. Executive Meetings may be held before or after a scheduled Board Meeting to review and act on executive session meeting minutes, hold hearings for non-compliance issues, review the delinquency report, review, and act on correspondence/appeals, review and act on the progress report from the collection agency. Executive Board Meetings are not open to owners unless a violation hearing has been scheduled. Each meeting of the executive board shall be audio recorded unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter.

MARCH 11, 2024 MEETING RECAP

Thank you to the homeowners who attended the Town Hall and Special Meeting. The Board moved and passed the following: During the Meeting the Board accepted the formal resignation of Rocky Fortino from the Board. We would like to thank Rocky for donating his time and efforts in service to our Community. The Board also recognized the appointment of Robert Bronstein and moved to appoint Robert to serve as Treasurer.

- Increase Board of Directors from 3 to 5 homeowners, instructing Management to determine if there is past precedence for this or if the Bylaws need to be amended and approved.
- Create an ARC committee consisting of 3 homeowners not on the Board.
- Pursue a change of Legal Counsel
- Interviewing and requesting sealed bids in consideration of a change in Management
- Management to present the revised CC&Rs concerning Gas Lamps
- Only having one Board Election and Annual Meeting per year—In July Starting in 2025.
- Creation of *OurMontecito.com* website for homeowner access to community information, at no cost to the Association at this time.
- Changing the entry gate code

Next Board Meeting is scheduled for April 8, 2024

SAVE THE DATE!

Montecito will be participating in the Southern Highlands Community Yard Sale
March 23rd and 24th from 7:00am-2:00pm.

Don't miss out on the chance to turn your clutter into cash or find fantastic deals right in your own neighborhood!